



PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, JULY 28, 2025

Present: Mayor Barbara Bender, Mayor Pro Tem Tod Warner, Council Members Norman A. Carter Jr., Kerry Hetherington, Cristy Lenski, and Gretchen Schulz. Also present City Manager Matthew Pepper, Assistant City Manager Mercy Montgomery, City Attorney Jay Crowley with Powell and Crowley, Chief Greg Perry, Planning and Development Director Jason Thompson, IT Administrator Erika Fleeman and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 7:31 p.m.

INVOCATION

Bobby Howard gave the invocation.

PLEDGE TO THE FLAG

Chief Perry led the Pledge of Allegiance.

CEREMONIAL MATTERS

None

MINUTES

Approve the Minutes of the July 14, 2025 Meetings

Mayor Pro Tem Warner made a motion to approve the minutes of the July 14th meetings, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved.

INVITED GUESTS

Laura Drake, CEO of Southeast Gwinnett Cooperative Ministry

Ms. Drake spoke about the history and services of the Cooperative.

COMMITTEE / DEPARTMENT REPORTS

None

APPROVAL OF THE AGENDA

Council Member Lenski made a motion to approve the agenda, 2nd by Council Member Carter; voted 6 in favor and 0 opposed, motion approved.

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PUBLIC HEARING

2nd Reading - SUP 25-02 – Consideration and Action on application by Park Place Snellville, LLC requesting to renew a Special Use Permit approved in Nov. 2022 (case #SUP 22-06) for a 3-story, 102,000 sq. ft. climate controlled self-storage facility on the 1.82 acre site, zoned HSB (Highway Service Business) District located in the Park Place commercial development, 1915 Pharrs Road, Snellville, Georgia (Tax Parcel 5056 362)

Planning Director Thompson gave an overview of the application. He advised that the Planning Department recommends approval of the conditions and denial of the variance request. He then answered questions from Council about the application.

Jack Wilson, 295 South Culver St, Suite C, Lawrenceville was present representing the applicant. He spoke about the application and stated their agreement to the conditions and to completing the missing section of sidewalk.

Mayor Bender opened the floor to anyone who wished to speak in favor of the development and no one came forward.

She then opened the floor to public comment for anyone in opposition to the development.

Gaye Bruce, 1710 Woodberry Run Drive, Snellville spoke about her concerns with the address, lack of street signs, and the location of the building.

Rev. Varlyna Wright, 1753 Glenwood Way, Snellville spoke about her concerns regarding the need for something that creates more jobs and how long the project will take to complete.

Stewart Ewing, 1705 Woodberry Run Drive, Snellville stated that he didn't think the project had been thought through very well.

No one else came forward so Mayor Bender closed public comment.

Jack Wilson came forward and addressed concerns brought up during public comment.

Council Member Lenski made a motion to approve SUP 25-02 with "reference to ORD 2025-15 with staff recommended conditions and the addition of a condition 6 to read as follows: The applicant shall complete the construction of the additional six (6) feet of missing sidewalk in the Park Place complex, 2nd by Council Member Carter.

After discussion Mayor Pro Tem Warner asked if Council Member Lenski would amend her motion to include a condition 7 as follows: The applicant will request from Gwinnett County to name the street Tree Lane and upon approval by Gwinnett County install street signage.

Council Member Lenski agreed to amend her motion to include condition 7.

The motion was voted 5 in favor and 1 opposed with Mayor Bender casting the opposing vote; motion approved with the following 7 conditions:

1. All variances and conditions applicable to the subject property and previously approved on 7-10-2017 by the Mayor and Council for case #RZ 17-06 LUP 17-04 are hereby repealed.

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2. The property shall be developed in general accordance with the conceptual site plan entitled "Special Use Permit Site Plan Snellville Self Storage", dated 2-14-2025 (stamped received APR 11 2025) and attached hereto as Exhibit "A", with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after receiving recommendations by the Planning Department and Planning Commission.
 3. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
 4. Signs higher than 15 feet or larger than 225 square feet are prohibited.
 5. This special use permit shall sunset 24 months from the date of approval unless a certificate of occupancy or occupational tax license was approved and issued for the use.
 6. The applicant shall complete the construction of the additional approximately six (6) feet (more or less) of missing sidewalk in the Park Place complex
 7. The applicant will request from Gwinnett County to name the street Tree Lane and upon approval by Gwinnett County install street signage in the appropriate places.
- (A copy of ORD 2025-15 is attached to and made a part of these minutes.)

2nd Reading - SUP 25-03 – Consideration and Action on application by 2440 Eastgate Place, LLC requesting a Special Use Permit for an indoor sports facility and variances from the Snellville Unified Development for an existing 12,000 sq. ft. building and adjacent undeveloped lot on a combined 1.72 acre site, zoned BG (General Business) District and located in the TCO (Towne Center Overlay) District, 2430-2440 Eastgate Place, Snellville, Georgia (Tax Parcels 5038 155 and 5038 156)

Planning Director Thompson gave an overview of the application. He advised that additional parking is needed however the property falls in the Town Center Overlay District so a Special Use Permit is needed. He advised that the Planning Department recommends approval of the conditions and variances 1 through 3. He advised that the Planning Department can work with the applicant on approved tree plantings so they recommend denial of variance 4.

Beau Cone, Land Solution Associates, 410 Sequoia Hills Lane, Clayton was present representing the applicant 2440 Eastgate Place LLC and the tenant Evolution Sports. He spoke briefly about the application.

Mayor Bender opened the floor to anyone who wished to speak in favor of the development and the following people came forward:

Ron Weaver, 2043 Ellsberry Street spoke about the positive impact of Evolution Sports.

Mariah Pasture – 3858 Elm Trace Drive, Loganville spoke about how Evolution Sports helped her and other teens involved in the program.

Richard Wright, 2767 Delmore Drive spoke about the quality of the programs.

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Rev. Varlyna Wright, 1753 Glenwood Way, Snellville spoke in favor of the application.

Noah Yousef- 763 Hawthorn Lane, Grayson spoke about the different offerings of the program and the need for the additional parking.

Melanie Buckhalter, 2158 Eastwood Drive, Snellville spoke about the beneficial impact of Evolution Sports on her son.

No one else came forward so Mayor Bender closed public comment for those in favor and then opened the floor to public comment for anyone in opposition to the development.

No one came forward in opposition so Mayor Bender closed public comment.

Council Member Lenski made a motion to approve SUP 25-03 with reference to ORD 2025-16 with staff recommended conditions and variances 1 through 3 and denial of variance 4, 2nd by Council Member Schulz, voted 6 in favor and 0 opposed, motion approved with the following conditions and variances:

Conditions:

1. The property shall be developed in general accordance with the parking addition site plan entitled "Evolution Sports Complex Parking Addition", dated 4-3-2025 (stamped received APR 15 2025 and attached hereto as Exhibit "A"), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after receiving recommendations by the Planning Department and Planning Commission.
2. The parking lot, stormwater management, and landscaping improvements made to 2430 Eastgate Place (Parcel 5038 156) shall not trigger the Substantial Building Permit requirements for 2440 Eastgate Place (Parcel 5038 155).
3. Customer and employee parking within the Eastgate Place right-of-way is prohibited at all times.
4. Shrubs and other approved plantings are required to be planted within the sanitary sewer and overhead utility easement along the northeastern property line approximately 125 feet where adjacent to the proposed parking area.
5. In lieu of implementing the required streetscape improvements along the Eastgate Place right-of-way adjacent to parcels 5038 155 and 5038 156, property owner shall dedicate at no cost to the City of Snellville the required right-of-way for future streetscape improvements made by the City of Snellville for the Hugh Drive extension.
6. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
7. Signs higher than 15 feet or larger than 225 square feet are prohibited.
8. All work shall be commenced within twelve months of this Ordinance approval.

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Variances:

1. Variance from Table 207-1.2.B. (Vehicle Parking Requirements): to reduce the minimum required onsite parking spaces from 57 spaces to 34 spaces.
2. Variance from Sec. 206-1.6. (Space Limits) to increase the 10 feet maximum front yard building setback to 63 feet to allow the existing building to remain in its current location.
3. Variance from Sec. 207-3.2 (Landscape Strip) to eliminate the 5-foot minimum depth landscape strip along the northeastern property line due to existing overhead utility and sanitary sewer easements.

(A copy of ORD 2025-16 is attached to and made a part of these minutes.)

CONSENT AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

2nd Reading – ORD 2025-14 - An Ordinance to Amend the Alcoholic Beverage Ordinance (Chapter 6); to Provide for and Amend Ordinances Related to Outside Consumption of Alcohol; to Provide Severability; to Repeal Conflicting Ordinances; to Provide an Effective Date; and for Other Purposes [Bender]

Mayor Bender explained that this amendment will clarify certain things within the Entertainment District.

Council Member Schulz made a motion to approve ORD 2025-147, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved. (A copy of ORD 2025-14 is attached to and made a part of these minutes.)

Consideration and Action on RES 2025-10 – Expansion of the Entertainment District Boundaries [Bender]

Mayor Bender explained that this will adjust the boundaries of the Entertainment District to allow for open carry of alcoholic beverages under certain conditions.

Council Member Lenski made a motion to approve RES 2025-10, 2nd by Mayor Pro Tem Warner; voted 6 in favor and 0 opposed, motion approved. (A copy of RES 2025-10 is attached to and made a part of these minutes.)

COUNCIL REPORTS

Council Members Carter, Hetherington, Lenski, Schulz and Mayor Pro Tem Warner each gave a report.

MAYOR'S REPORT

Mayor Bender gave a report.

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PUBLIC COMMENTS

The following person came forward to speak:
Gaye Bruce, 1710 Woodberry Run Drive, Snellville.

EXECUTIVE SESSION

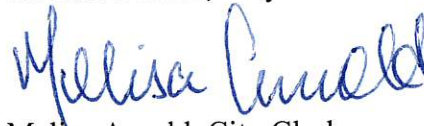
None

ADJOURNMENT

Council Member Hetherington made a motion to adjourn, 2nd by Mayor Pro Tem Warner; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 9:11 p.m.



Barbara Bender, Mayor



Melisa Arnold, City Clerk

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE 2025-15

AN ORDINANCE TO RENEW A SPECIAL USE PERMIT APPROVED IN NOV. 2022 (CASE #SUP 22-06) FOR A 3-STORY, 102,000 SQ. FT. CLIMATE CONTROLLED SELF-STORAGE FACILITY ON THE 1.82 ACRE SITE, ZONED HSB (HIGHWAY SERVICE BUSINESS) DISTRICT LOCATED IN THE PARK PLACE COMMERCIAL DEVELOPMENT, 1915 PHARRS ROAD, SNELLVILLE, GEORGIA (TAX PARCEL 5056 362); TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER:	#SUP 25-02
APPLICANT/PROPERTY OWNER:	Park Place Snellville, LLC
LOCATION:	1915 Pharrs Road, Snellville, Georgia (the "Property")
TAX PARCEL:	R5026 362
DEVELOPMENT/PROJECT:	3-story, 102,000 sq. ft. climate controlled self-storage facility
CONTACT:	Jack Wilson Robert Jack Wilson, P.C. Attorney for Applicant 770-962-9780 or jwilson@rjwpclaw.com

WHEREAS, the governing authority of the City of Snellville, Georgia is the Mayor and Council thereof; and

WHEREAS, on November 28, 2022, the Mayor and Council approved rezoning of the property to HSB (Highway Service Business) District and approved a special use permit for an indoor multi-story self-storage facility (case #RZ 22-09 SUP 22-06) on the 1.82± acre site in the Park Place Snellville mixed-commercial retail development at 1915

Pharrs Road, Snellville. With the exception of the #SUP 25-02 – Park Place Snellville, LLC – Climate Controlled Self-Storage Facility – 1915 Pharrs Road, Snellville, Georgia subject parcel and 1.98± acre parcel R5056 363, all other parcels in the development have been developed and include Cracker Barrel, Outback, Freddy's, Zaxby's, Aspen Dental, and the more recently developed Hampton Inn & Suites Hotel that was rezoned in March 2017.

WHEREAS, the November 2022 special use permit approval included a sunset clause with expiration of the special use permit 12-months from the date of approval unless a certificate of occupancy or occupational tax license was approved and issued for the use. The 2022 special use permit approval is subject to the attachment of the following conditions (Ordinance No. 2022-21):

1. All variances and conditions applicable to the subject property and previously approved on 7-10-2017 by the Mayor and Council for case #RZ 17-06 LUP 17-04 are hereby repealed.

2. The property shall be developed in general accordance with the rezoning site plan entitled "Proposed Storage Climate Controlled, Snellville, Georgia", dated 9-12-2022 (stamped received 10-26-2022), including the design rendering as supplied in the applicant's submittals with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after receiving recommendations by the Planning Department and Planning Commission.

3. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.

4. Signs higher than 15 feet or larger than 225 square feet are prohibited.

WHEREAS, the governing authority of the City of Snellville, Georgia desires to grant the requested renewal of the special use for 3-story, 102,000 sq. ft. climate controlled self-storage facility subject to conditions; and,

WHEREAS, the health, safety, and welfare of the citizens of Snellville, Georgia, will be positively impacted by the adoption of this Ordinance; therefore:

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA, and by the authority thereof:

Section 1. For reasons stated in the public hearing a renewal of the special use permit is hereby granted use for a 3-story, 102,000 sq. ft. climate controlled self-storage facility on the 1.82 acre site, zoned HSB (Highway Service Business) District located in the Park Place commercial development, 1915 Pharrs Road, Snellville, Georgia (Tax Parcel 5056 362) subject to the following conditions:

1. All variances and conditions applicable to the subject property and previously approved on 7-10-2017 by the Mayor and Council for case #RZ 17-06 LUP 17-04 are hereby repealed.
2. The property shall be developed in general accordance with the conceptual site plan entitled "Special Use Permit Site Plan Snellville Self Storage", dated 2-14-2025 (stamped received APR 11 2025) and attached hereto as Exhibit A", with modifications permitted to meet conditions of zoning or State, County, and City

regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after receiving recommendations by the Planning Department and Planning Commission.

3. Uses involving adult entertainment, including the sale or display of adult magazine, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
4. Signs higher than 15 feet or larger than 225 square feet are prohibited.
5. This special use permit shall sunset 24-months from the date of approval unless a certificate of occupancy or occupational tax license was approved and issued for the use.
6. The applicant shall complete the construction of the additional approximately six (6) feet (more or less) of missing sidewalk in the Park Place complex
7. The applicant will request from Gwinnett County to name the street Tree Lane and upon approval by Gwinnett County install street signage in the appropriate places.

Section 2. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set forth herein.

Section 3. The changes in zoning classification is to be noted on the Official Zoning Map of the City of Snellville, Georgia as approved by the Mayor and Council as soon as reasonably possible following the adoption of this Ordinance. The Official Zoning Map of the City of Snellville, Georgia, shall also be amended with an editorial note specifying the date these Snellville zoning amendments were approved by the Mayor and

Council and specifying the parcels affected by this Ordinance. Until the changes are indicated on the Official Zoning Map of the City of Snellville, Georgia, as approved by the Mayor and Council, this Ordinance shall govern over Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council to the extent of any discrepancy between this Ordinance and the Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council.

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases,

clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

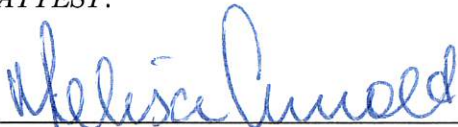
Section 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. This Ordinance was adopted on July 28, 2025. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

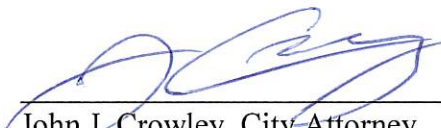
[SIGNATURES BEGIN ON THE FOLLOWING PAGE]


ORDAINED this 18 day of July, 2025.


ATTEST:


Melisa Arnold, City Clerk

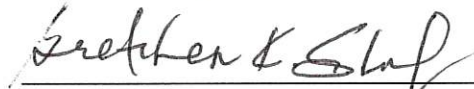
APPROVED AS TO FORM:


John J. Crowley, City Attorney
Powell & Crowley, LLP


Barbara Bender, Mayor


Tod Warner, Mayor Pro Tem


Cristy Lenski, Council Member


Gretchen Schulz, Council Member


Kerry Hetherington, Council Member


Norman Carter, Council Member

EXHIBIT "A"



For The Firm
David Paul & Associates Inc.
DATE 02-14-2025
SCALE 1" = 20'
CEN 240561PN
SHE 1-25-0361
SHE 174-0-098

REVISIONS		NO	DATE	DESCRIPTION	BY
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4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 415-7511
Fax: (770) 415-6259
www.kisspress.net
CONTACT: KISS PRESS
AND: THOMAS
AND: THOMAS@KISSPRESS.NET



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SELF STORAGE

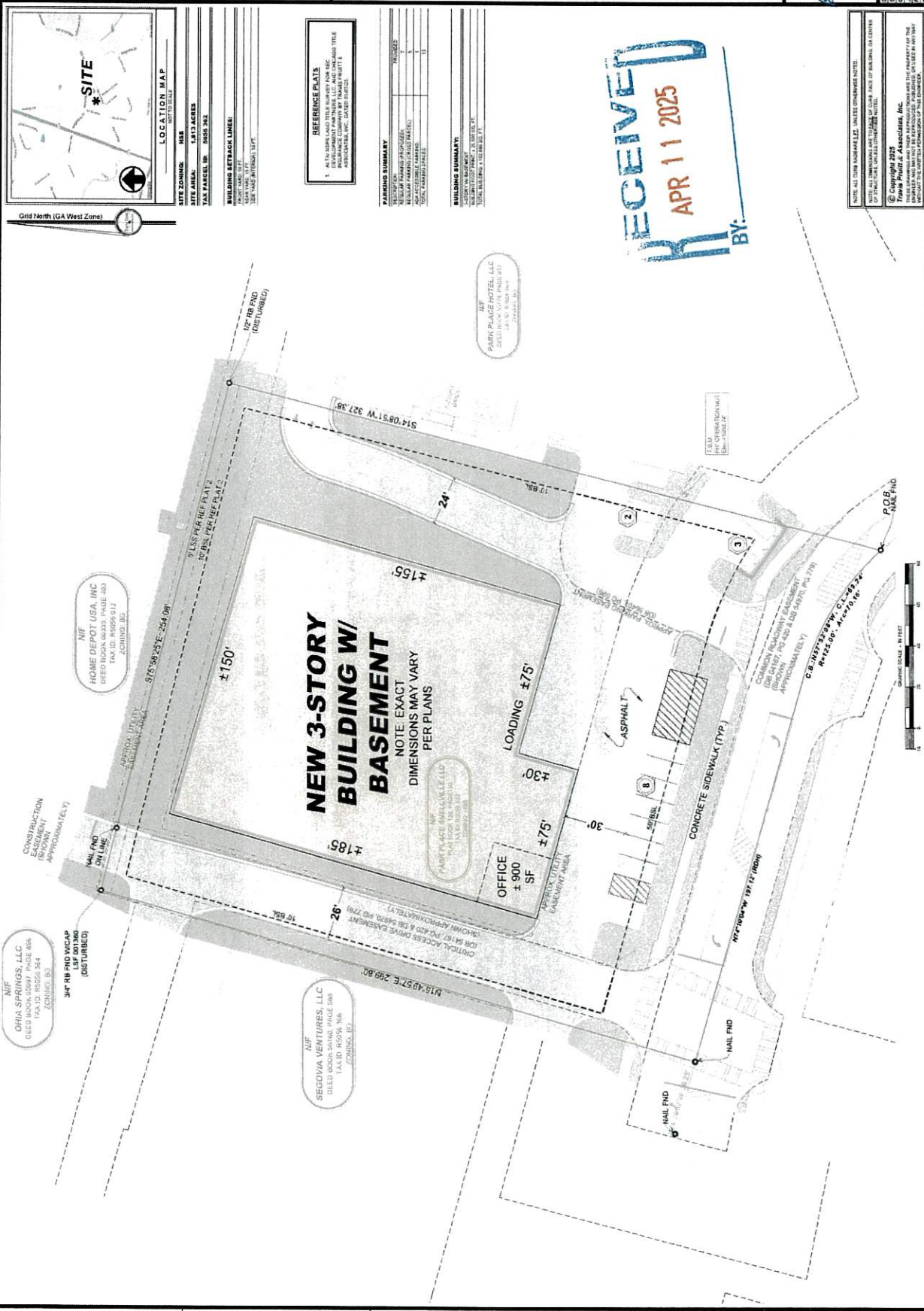
MEMPHIS

SNEI



For The Firm
 Trench & Smith & Associates, Inc.
 62-14-2025
 DATE: 62-14-2225
 SCALE: 1" = 20'
 SHEET: 240561/PN
 DATE: 1-25-0561
 SHEET: 174-D-056

1401 :CH A3B3E



STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE 2025-16

AN ORDINANCE TO GRANT A SPECIAL USE PERMIT APPLICATION BY 2440 EAST GATE PLACE, LLC REQUESTING A SPECIAL USE PERMIT FOR AN INDOOR SPORTS FACILITY AND VARIANCES FROM THE SNELLVILLE UNIFIED DEVELOPMENT FOR AN EXISTING 12,000 SQ. FT. BUILDING AND ADJACENT UNDEVELOPED LOT ON A COMBINED 1.72 ACRE SITE, ZONED BG (GENERAL BUSINESS) DISTRICT AND LOCATED IN THE TCO (TOWNE CENTER OVERLAY) DISTRICT, 2430-2440 EASTGATE PLACE, SNELLVILLE, GEORGIA (TAX PARCELS 5038 155 AND 5038 156); TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER:	#SUP 25-03
APPLICANT/PROPERTY OWNER:	East Gate Place, LLC
LOCATION:	2340-2440 Eastgate Place, Snellville, Georgia (the "Property")
TAX PARCEL:	R5038 155 and 5038 156
DEVELOPMENT/PROJECT:	Indoor Sports Facility
VARIANCES REQUESTED:	<ol style="list-style-type: none">1. Variance from Table 207-1.2.B. (Vehicle Parking Requirements): to reduce the minimum required onsite parking spaces from 57 spaces to 34 spaces.2. Variance from Sec. 206-1.6. (Space Limits) to increase the 10 feet maximum front yard building setback to 63 feet to allow the existing building to remain in its current location.3. Variance from Sec. 207-3.2 (Landscape Strip) to eliminate the 5-foot minimum depth landscape strip along the northeastern property line due to existing overhead utility and sanitary sewer easements.

4. Variance from Sec. 207-3.3. (Parking Areas) to waive the tree planting requirement in the parking lot terminus islands along the northern ten parking spaces due to overhead utility lines.

CONTACT:

Fermin Montes De Oca, Member
2440 East Gate Place, LLC
Acworth, Georgia 31001
225-936-3463 findeoca@hotmail.com

WHEREAS, the governing authority of the City of Snellville, Georgia is the Mayor and Council thereof; and

WHEREAS, the Department of Planning and Development has received an application from applicant and property owner Fermin Montes De Oca, 2440 East Gate Place, LLC requesting a special use permit to allow the existing 12,000 sq. ft. building within the TCO (Towne Center Overlay) District for single-use/tenant Evolution Sports & Fitness Complex on the 0.81± acre site (Tract 2) at 2440 Eastgate Place and variances from the Snellville Unified Development Ordinance for parking, front building setback, side yard landscape strip, and parking terminus islands and tree planting. The applicant intends to combine and develop the adjacent 0.91± acre undeveloped lot (Tract 1) at 2430 Eastgate Place for a parking lot and stormwater management facility to serve the 1.72± acre combined development.

WHEREAS, the governing authority of the City of Snellville, Georgia desires to grant the requested special use for indoor sports facility subject to conditions; and,

WHEREAS, the health, safety, and welfare of the citizens of Snellville, Georgia, will be positively impacted by the adoption of this Ordinance; therefore:

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA, and by the authority thereof:

Section 1. For reasons stated in the public hearing, the special use permit is hereby granted use for an indoor sports facility and variances from the Snellville Unified Development for an existing 12,000 sq. ft. building and adjacent undeveloped lot on a combined 1.72 acre site, zoned BG (General Business) District and located in the TCO (Towne Center Overlay) District, 2430-2440 Eastgate Place, Snellville, Georgia (Tax Parcels 5038 155 and 5038 156) subject to the following conditions:

1. The property shall be developed in general accordance with the parking addition site plan entitled “Evolution Sports Complex Parking Addition”, dated 4-3-2025 (stamped received APR 15 2025 and attached hereto as Exhibit “A”), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after receiving recommendations by the Planning Department and Planning Commission.
2. The parking lot, stormwater management, and landscaping improvements made to 2430 Eastgate Place (Parcel 5038 156) shall not trigger the Substantial Building Permit requirements for 2440 Eastgate Place (Parcel 5038 155).
3. Customer and employee parking within the Eastgate Place right-of-way is prohibited at all times.
4. Shrubs and other approved plantings are required to be planted within the sanitary sewer and overhead utility easement along the northeastern property line approximately 125-feet where adjacent to the proposed parking area.

5. In lieu of implementing the required streetscape improvements along the Eastgate Place right-of-way adjacent to parcels 5038 155 and 5038 156, property owner shall dedicate at no cost to the City of Snellville the required right-of-way for future streetscape improvements made by the City of Snellville for the Hugh Drive extension.
6. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
7. Signs higher than 15 feet or larger than 225 square feet are prohibited.
8. All work shall be commenced within twelve months of this Ordinance approval.

Section 2. In addition, the following variances are hereby granted:

1. Variance from Table 207-1.2.B. (Vehicle Parking Requirements): to reduce the minimum required onsite parking spaces from 57 spaces to 34 spaces. However, future tenants/occupants will be limited to the number of parking spaces.
2. Variance from Sec. 206-1.6. (Space Limits) to increase the 10 feet maximum front yard building setback to 63 feet to allow the existing building to remain in its current location.
3. Variance from Sec. 207-3.2 (Landscape Strip) to eliminate the 5-foot minimum depth landscape strip along the northeastern property line due to existing overhead utility and sanitary sewer easements. However, There are appropriate tree types that can be planted under overhead utility lines with final determination to made during the site development process and approved by the Planning Director.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set forth herein.

Section 4. The changes in zoning classification is to be noted on the Official Zoning Map of the City of Snellville, Georgia as approved by the Mayor and Council as soon as reasonably possible following the adoption of this Ordinance. The Official Zoning Map of the City of Snellville, Georgia, shall also be amended with an editorial note specifying the date these Snellville zoning amendments were approved by the Mayor and Council and specifying the parcels affected by this Ordinance. Until the changes are indicated on the Official Zoning Map of the City of Snellville, Georgia, as approved by the Mayor and Council, this Ordinance shall govern over Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council to the extent of any discrepancy between this Ordinance and the Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council.

Section 5. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase

of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 7. This Ordinance was adopted on _____, 2025. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this 18 day of July, 2025.



Barbara Bender, Mayor



Tod Warner, Mayor Pro Tem



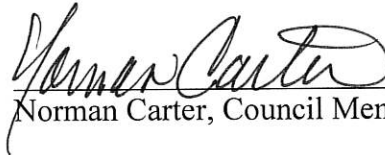
Cristy Lenski, Council Member



Gretchen Schulz, Council Member

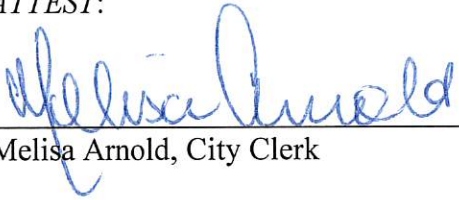


Kerry Hetherington, Council Member



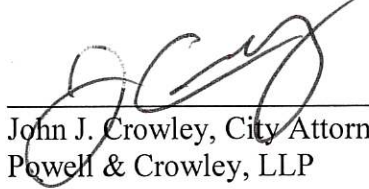
Norman Carter, Council Member

ATTEST:



Melisa Arnold, City Clerk

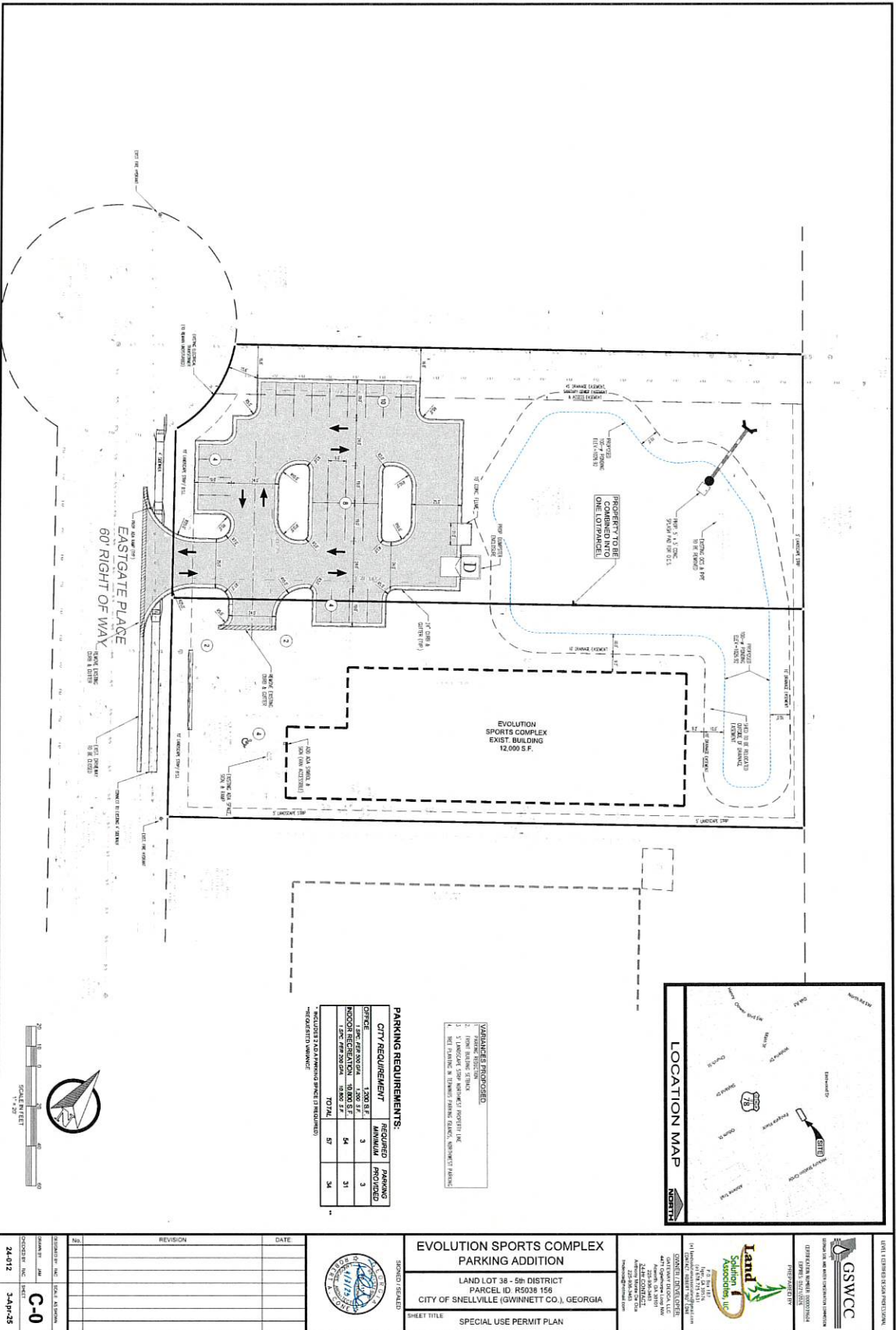
APPROVED AS TO FORM:



John J. Crowley, City Attorney
Powell & Crowley, LLP

EXHIBIT "A"

RECEIVED
APR 15 2025



STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2025-14

AN ORDINANCE TO AMEND THE ALCOHOLIC BEVERAGE ORDINANCE (CHAPTER 6); TO PROVIDE FOR AND AMEND ORDINANCES RELATED TO OUTSIDE CONSUMPTION OF ALCOHOL; TO PROVIDE SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the duly elected governing authority of the City of Snellville, Georgia (the “City”) is the Mayor and Council; and

WHEREAS, the Mayor and the Council of the City of Snellville, Georgia, desire to amend portions of its alcoholic beverages ordinance; and

WHEREAS, the Mayor and Council have determined that the health, safety, and welfare of the citizens of the City to ordain certain zoning rules and regulations to be consistent with updated legislation regarding the zoning procedures act; and

WHEREAS, the Mayor and Council of the City of Snellville, Georgia deem such amendment to be for the betterment and general welfare of the City of Snellville and its inhabitants; and,

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA, and by the authority thereof:

Section 1. Section 6-195 of Article 6 of Chapter 6 of the Ordinance of the City of Snellville, Georgia is hereby deleted and replaced with the following:

“Sec. 6-195. - No outside consumption of alcohol; outdoor alcohol drinking areas.

(a) Except as provided in this section, it shall be unlawful for any person to consume any alcoholic beverage or possess any alcoholic beverage in an open container in or upon any street, alley, sidewalk or other public way or place in the city or within any public building.

(b) Except as provided in this section, it shall be unlawful for any licensed establishment to dispense any alcoholic beverage in an open container for removal from the premises, and it shall be unlawful for any person to remove any open container of an alcoholic beverage from an alcoholic beverage establishment. It shall be the licensee's responsibility to ensure that no open beverages are sold and carried out.

(c) Except as provided in this section, it is prohibited for customers to gather outside an alcoholic beverage establishment and consume alcoholic beverages.

(d) Consumption of alcohol in an open container outside of a licensed establishment shall be allowed only in the locations specified below:

(1) On the patio of a licensed establishment which meets all of the requirements and is specifically licensed for patio sales in accordance with section 6-197 of this Code;

(2) In a designated special event outdoor alcohol drinking area as defined by and in accordance with section 6-196 of this Code.

(3) Within the Snellville Towne Center Entertainment District in accordance with the following provisions:

a. The boundaries of the Snellville Towne Center Entertainment District are established by a map adopted by resolution of the mayor and city council. A copy of said map is attached hereto and shall be maintained in the office of the city clerk. If no such resolution and map has been adopted or if such resolution and map are repealed, there shall be no area in the city to which this subsection applies.

b. The alcoholic beverage shall be purchased from an establishment licensed for consumption on the premises and located within the Snellville Towne Center Entertainment District. Any establishment licensed to sell alcoholic beverages by the drink for consumption on the premises located within the Snellville Towne Center Entertainment District is authorized to dispense alcoholic beverages in a non-glass container bearing a special city sticker allowing the consumption of the alcohol outside of the premises ("specialty stickers").

c. The alcoholic beverage shall be in a non-glass container and shall not be larger than 16 ounces.

d. Only one drink at a time per person may be carried out of an establishment.

e. It shall be unlawful for any person to drink or attempt to drink any alcoholic beverage from a glass container or to possess an open glass container containing any alcoholic beverage in the Snellville Towne Center Entertainment District.

f. It shall be unlawful for any person to take an alcoholic beverage served in the designated Snellville Towne Center Entertainment District outside of the designated area or into any vehicle.

g. Alcohol may not be carried onto any street except during the temporary period of crossing a street inside designated crosswalks, or if the Snellville Police Department closes a street to vehicular traffic specifically for the purpose of

accommodating an outdoor event. Alcoholic beverages served in the designated Snellville Towne Center Entertainment District may be carried upon the sidewalk.

h. It shall be unlawful for any person to purchase, distribute or consume alcoholic beverages outside of the timeframes provided in sections 6-90, 6-187 and 6-190 of this Code.

i. The alcoholic beverage cannot be carried into an establishment that does not serve alcohol unless permitted by the establishment.”

Section 2. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and

sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

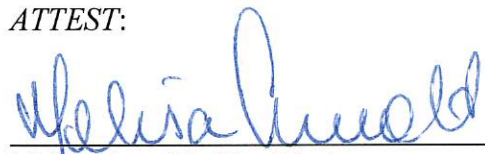
Section 3. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 4. This Ordinance was adopted _____, 2025. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

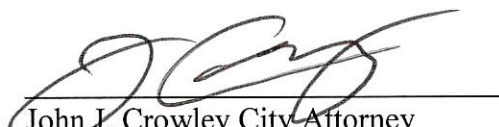
[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

ORDAINED this 28 day of July, 2025.

ATTEST:


Melisa Arnold, City Clerk

APPROVED AS TO FORM:


John J. Crowley City Attorney
Powell & Crowley, LLP.

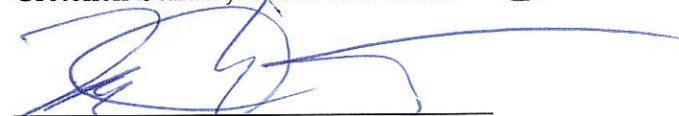

Barbara Bender, Mayor


Kerry Heatherington, Council Member


Cristy Lenski, Council Member


Norman Carter, Council Member


Gretchen Schulz, Council Member


Tod Warner, Mayor Pro Tem

STATE OF GEORGIA

CITY OF SNELLVILLE

RESOLUTION NO. 2025-10

**A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF SNELLVILLE,
GEORGIA, REDESIGNATING AND EXPANDING THE TOWNE CENTER
ENTERTAINMENT DISTRICT OF THE CITY OF SNELLVILLE.**

WHEREAS, the Council has from time to time designated the Towne Center Entertainment District area; and

WHEREAS, the Council now desires to change through substitution and extension its designation of the Towne Center Entertainment District area to a geographical area which, in the judgment of the Council, is most appropriate for the related provisions associated with this designation and relevant ordinances.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA, and by the authority thereof:

Section 1. Description of Geographical Area. The Council hereby finds and declares that the geographic area described in Exhibit A attached hereto constitutes the current Towne Center Entertainment District of the City of Snellville.

Section 2. Designation of Geographical Area. The Council hereby changes through substitution and extension its designation of the Towne Center Entertainment District area to the geographical area described in Exhibit "A" attached hereto.

Section 3. Effective Date. This resolution shall be in full force from and after its adoption.

Section 4. Repealer. Any and all resolutions or parts of resolutions in conflict with this resolution shall be and the same hereby are repealed.

ORDAINED this 28 day of July, 2025.



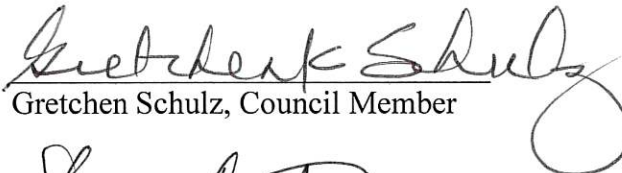
Barbara Bender, Mayor



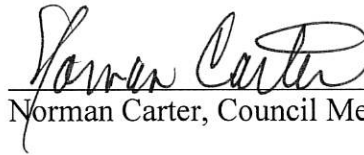
Tod Warner, Mayor Pro Tem



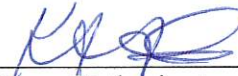
Cristy Lenski, Council Member



Gretchen Schulz, Council Member

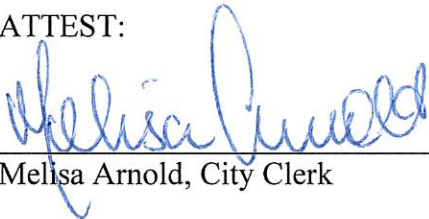


Norman Carter, Council Member



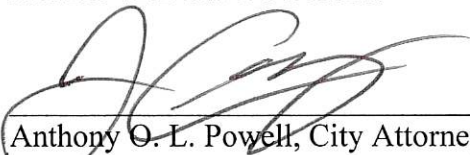
Kerry Hetherington, Council Member

ATTEST:



Melisa Arnold, City Clerk

APPROVED AS TO FORM:



Anthony O. L. Powell, City Attorney
Powell & Edwards, Attorneys at Law

ATTACHMENT "A"

Boundary lines shown in public rights of ways do not allow for open carry within any public roadway or street. Instead the boundary line for open carry will be furthest edge of the sidewalk associated with said rights of ways.

